

ANTHONY POULIN

84-0-15 ✓

72-50 NO TRANSFER  
TAX PAID

of Winslow, Kennebec County, Maine  
~~xxxxxx~~ for consideration paid, grant to LEO F. POULIN CO., a corporation  
organized by law and located at Fuller Street, Winslow,  
~~xx~~ Kennebec County, Maine  
with Warranty Covenants  
the land in Waterville, Kennebec County, State of Maine, bounded and  
described as follows, to wit:

012437

Beginning at an iron pin set on the easterly line of Stone Ridge Drive as shown on a subdivision plan entitled "Final Subdivision Plan of Stone Ridge" dated July, 1986, by K & K Land Surveyors, Inc., said iron pin also marks the northwesterly corner of Lot #8 on said plan; thence S 63° 20'02"E along the northerly line of said Lot #8 a distance of 335.51 feet to an iron pin set in the northwesterly line of land of Bernard R. and Doris M. Poulin at the northeasterly corner of Lot #8; thence N 69°27'27"E along the northwesterly line of said Poulin land a distance of 200.00 feet to an iron rod in a rock on the southerly line of land of the Kennebec Water District at the most northerly corner of said Poulin land; thence N 59°59'35"W along the southerly line of said District land a distance of 67.01 feet to a granite monument set at the southwesterly corner of said District land and southeasterly corner of Lot #6 of said plan; thence N 63° 26'18"W along the southerly line of said Lot #6 a distance of 409.24 feet to an iron in set in the easterly line of said Stone Ridge Drive at the southwesterly corner of said Lot #6; thence S 24°50'57"W along the easterly line of said Stone Ridge Drive a distance of 150.00 feet to the iron pin at the point of beginning. Containing 1.40 acres.

Meaning and intending to convey lot #7 on "Final Subdivision Plan of Stone Ridge - Waterville, Maine" by K & K Land Surveyors, Inc. dated July, 1986 and recorded in Kennebec Registry of Deeds File # E-87010.

Being part of the premises conveyed to the herein grantor by deed from Robert A. Rosenthal dated September 24, 1986 and recorded in Kennebec Registry of Deeds Book 3031, Page 300.

This conveyance is made subject to the following restrictions, numbered 1 through 10, inclusive, which are to run with the land:

1. That no house for more than one family shall be built upon said lot and that no dwelling house consisting of less than 2,000 square feet of living area shall be built upon said lot.
2. Any wall of any residence or other outbuildings, including garages but excluding bay windows and steps, erected on said lot shall not be erected nearer than 50 feet from the street line on which said residence faces, nor nearer than 20 feet from the side lines of said lot.
3. Said lot shall be used for residential purposes only.
4. No more than one residence and the outbuildings thereof, such as a garage, shall occupy said lot or any part thereof.
5. Said lot shall not be subdivided or sold or leased in parcels.
6. No placards or advertising signs shall be erected or maintained on said lot or in any building thereon.
7. No fences, hedges, or construction of any kind other than a dwelling, garage and appurtenances, shall be erected or maintained nearer than fifty (50) feet from the street property line to interfere with the view of residents on adjoining lots.

10. The grantor herein does not hold himself responsible for enforcing the foregoing restrictions.

Witness my hand and seal this 28th day of May 19 87  
Richard G. Carver  
Anthony Pourin

May 28, 19 87

Before me, Richard A. Carrinole  
Justice of the Peace - Attorney at Law - Notary Public  
Richard A. Carrinole (Printed Name)